



## MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION JANUARY 3, 2007

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Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planners Jacqueline Marsh and Patricia Patula, and Recording Secretary Myriam Gonzalez.

Chair Bauer officially introduced new Alternate Commissioner Geri Lanier, appointed by the Mayor and Council on December 4, 2006. Chair Bauer welcomed Ms. Lanier and noted she would sit at the dais but would not actively participate this evening, since all Commissioners were present.

### I. ELECTION OF OFFICERS

Vice-Chair Levy moved, seconded by Commissioner Winborne, to nominate John Bauer as Chair. There were no more nominations.  
Vote: 5-0 to elect John Bauer as Chair.

Commissioner Hopkins moved, seconded by Commissioner Winborne, to nominate Lenny Levy as Vice-Chair. There were no more nominations.  
Vote: 5-0 to elect Lenny Levy as Vice-Chair.

### II. APPROVAL OF MINUTES

December 6, 2006, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the December 6, 2006, Planning Commission Meeting, as submitted this evening.  
Vote: 5-0

### III. CONSENT

AFP-06-051 -- Kentlands – 314 Little Quarry Road (Kennedy Residence) Basement Extension and Porch and Deck Additions AMENDMENT TO FINAL PLAN REVIEW	MXD Zone
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Commissioner Kaufman moved, seconded by Commissioner Winborne, to APPROVE the Consent Agenda.  
Vote: 5-0

#### IV. SITE PLANS

CSP-06-004-- Camson Construction Property  
13 Park Avenue  
3-Story Office Building  
CONCEPT PLAN REVIEW

CBD Zone

Planner Marsh located the site in the Olde Towne District and noted that the Historic District Commission has approved the demolition of the existing building, based on the finding of the Historic Preservation Advisory Committee (HPAC) that it is not of historic significance.

*Engineer for the applicant, Paul Newman, Macris, Hendricks and Glascock, P.A.*, presented a colored plan and discussed its main aspects, including the location of the proposed 9,000-square foot building, dedication for utility easement and for the existing alley, including to widen it to 19 feet, storm water management, forest conservation/natural resources inventory, and parking. He answered questions of Commissioner Winborne regarding handicap parking and building access.

*Applicant/Property Owner Brian Cameron, Camson Construction*, answered Commissioner Winborne's question on refuse pick up by noting there is no dumpster proposal, as refuse would be put out for picked up in garbage bags.

*Architect for the applicant, Peter Cheung*, presented a preliminary elevation of the building and briefly discussed some of the details, noting that the rendering included some of the comments made by the HPAC. He added that the elevation presented this evening was scheduled for HPAC's courtesy review on January 4, 2007.

The following was testimony from the public:

*Joan Berkowitz, 14 Park Avenue*, inquired about alley dedication, building height, alley traffic and onset of construction. She voiced a concern that on-street parking on both sides of the street would impact traffic flow. Mr. Newman addressed Mrs. Berkowitz's comments and, regarding the alley, noted that it would be paved up to the parking lot only, and the remaining portion would remain as is.

Ms. Marsh voiced staff's recommendation for concept approval.

The Commission commented on the attractive design of the new building and on the benefit to neighboring properties resulting from the storm water management improvements on the site. Chair Bauer called for attention to lighting to preclude impact on adjacent residential properties and for landscaping to minimize the visual impact of a proposed retaining wall. He suggested considering the use of the paving in the rear for parking in lieu of the parking waiver request. In addition, he recommended not using a residential-looking window at the top of the front facade as shown tonight on the rendered elevation. Commissioner Kaufman suggested bollards at the end of the paved portion of the alley to preclude motorists to continue on to the rear of the alley. Commissioner Kaufman also suggested alternating sides for on-street parking so as not to impact traffic flow.

Commissioner Winborne moved, seconded by Vice-Chair Levy, to grant CSP-06-004 - Camson Construction Property, CONCEPT PLAN APPROVAL.

Vote: 5-0

SP-06-0012 -- Glinsmann Office and Residence  
12 Russell Avenue  
1962-Sq.Ft. Office/Residence  
FINAL PLAN REAPPROVAL REVIEW

CBD Zone

Planner Patula located the site on an aerial photograph and noted the property is a contributing resource to the Brookes, Russell, Walker Historic District.

*Applicant/Property owner Maria Glinsmann* presented photographs of the existing house, the proposed plan and elevations, and provided background information about the previous 2004 and 2005 approvals, noting the site plan approval has expired. She briefly reviewed the proposal, including the storm water management, landscaping, proposed carriage house and (2) proposed waivers: one for four spaces of the required parking and the other for four feet of the required driveway width. She noted the subject plan remains the same as previously approved.

There was no testimony from the public.

Ms. Patula stated the plan meets the approval criteria of the City Code, which she cited, subject to the applicant's compliance with conditions as listed below. The Commission commented favorably of the redevelopment of the property and moved as follows:

Commissioner Hopkins moved, seconded by Commissioner Winborne, to grant SP-06-0012 - Glinsmann Office and Residence, FINAL PLAN REAPPROVAL, finding it in conformance with Zoning Ordinance §§ 24-160F, 24-170, 24-171, and 24-222A, with the following conditions:

1. Planning Commission shall grant the following waivers of the Parking Ordinance:
  - a. A waiver of four parking spaces of the required 14 spaces.
  - b. A waiver of four feet of the required 20-foot width for the driveway; and
2. Applicant is to obtain a Certificate of Approval from the Historic District Commission before the issuance of any permits.

Vote: 5-0

Vice-Chair Levy moved, seconded by Commissioner Hopkins, to grant two waivers to SP-06-0012 – Glinsmann Office and Residence, as follows:

1. A waiver of four parking spaces of the required 14 spaces;  
and
2. A waiver of four feet of the required 20-foot width for the driveway.

Vote: 5-0

V. FROM THE COMMISSIONVice-Chair Levy

Thanked his fellow Commissioners for re-electing him Vice Chair and reiterated his welcome to new Alternate Geri Lanier.

Chair Bauer

1. Welcomed again Geri Lanier to the Commission.
2. Encouraged the Commissioners to add any items they consider should be included in the City's 2007 Draft Strategic Plan, which will be the subject of the next City Council work session on January 8.
3. Referenced a publication from the Maryland Department of Planning about changes in State law that affect zoning implementation and decisions at the local jurisdiction level, and requested that the Commission be furnished a summary of those changes and their impact on the City from a planning perspective.

VI. FROM STAFFPlanning and Code Administration Director Ossont

1. Z-303(o) -- Duane Property C-2 to E-1 Zone  
Old Game Preserve Road  
Announcement of Closing of Record

Director Ossont reviewed his December 29, 2006, memorandum to the Commission with attached information on the above-referenced application, noting that staff is recommending the Commission announce the closing of its record on January 10, 2007. He reported that the applicant has been working with staff on improving the proposed elevations and road widths, and staff considers that the revised proposal has addressed the concerns expressed at the public hearing. He suggested scheduling Z-303(o) for recommendation to the City Council on the Commission's January 17 meeting agenda.

Commissioner Hopkins moved, seconded by Commissioner Winborne, to close the Planning Commission public hearing record on Z-303(o) on January 10, 2007.

Vote: 5-0

2. Noted that a similar memorandum as the one above would be forthcoming regarding The Vistas at Quince Orchard Park Plan, as that plan has progressed to address previously-raised concerns.

Community Planning Director Schwarz

Listed upcoming joint public hearings and work sessions.

VII. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:30 p.m.

Respectfully submitted,

M. Gonzalez  
Recording Secretary